



## 127 Ladysmith Road

Lipson, Plymouth, PL4 7NW

£300,000



A 1930s semi-detached family home with off-road parking for 2 vehicles to the fore. The accommodation comprises an entrance hall, lounge, dining room & kitchen on the ground floor. There are 3 bedrooms & a family bathroom on the first floor. On the lower ground floor is cellar access, a wc & a family/games room. To the rear is an enclosed garden with plenty of space for families to enjoy.



## LADYSMITH ROAD, LIPSON, PLYMOUTH, PL4 7NW

### ACCOMMODATION

Entrance via a uPVC double-glazed door into an entrance porch.

### ENTRANCE PORCH 7'1" x 4'7" (2.18m x 1.41m)

uPVC double-glazed windows to both sides & to the front. uPVC wooden effect door with obscured glazed panel opens into the entrance hall.

### ENTRANCE HALL 13'7" x 5'8" (4.16m x 1.73m)

Staircase rising to the first floor landing. Dado rail. Entrance opening into the kitchen. Door into the lounge.

### LOUNGE 11'8" x 12'7" plus the bay (3.58m x 3.84m plus the bay)

Feature fireplace with wood mantle & surround, inset living flame gas fire. Wood effect flooring. uPVC double-glazed bay window to the front. Covings. Sliding wooden pocket doors open into the dining room.

### DINING ROOM 12'11" x 10'4" (3.95m x 3.17m)

Feature fireplace with wooden mantle & surround, inset gas fire. uPVC double-glazed curved bay window to the rear with fitted window seats & distant views over Plymouth. Picture rail.

### KITCHEN 11'2" x 7'0" (3.41m x 2.15m)

Matching base & wall-mounted units to include: integrated fridge & freezer, space for a cooker & dishwasher. Roll edge laminate work surfaces have inset single bowl single drainer sink unit with mixer tap. Wall-mounted Vaillant boiler. Tiled splash-backs. uPVC double-glazed window to the rear with distant views over Plymouth. Wood effect flooring. Door leads down to the lower ground floor.

### FIRST FLOOR LANDING 9'8" x 6'11" (2.97m x 2.13m)

Dado rail. uPVC double-glazed window to the side. Doors leading to the bedrooms & bathroom.

### BEDROOM ONE 13'0" x 11'1" plus the bay (3.97m x 3.4m plus the bay)

uPVC double-glazed bay window to the front. Picture rail.

### BEDROOM TWO 12'11" x 10'7" maximum (3.96m x 3.23m maximum)

Picture rail. uPVC double-glazed window to the rear with views over the garden. Distant views over Plymouth.

### BEDROOM THREE 7'10" x 6'4" (2.4m x 1.95m)

uPVC double-glazed window to the front. Picture rail. Access hatch to roof void, the loft is boarded with a velux window.

### BATHROOM 8'1" x 6'10" (2.47m x 2.1m)

Matching suite comprising of a 4 claw bath, separate shower cubical with fitted shower, having dual shower-heads both rainfall & handheld. Close coupled wc. Wash hand basin inset into vanity storage cupboards below & wall-mounted matching units. Dual aspect with obscured uPVC double-glazed window to the side & rear. Tiled walls. Tiled effect vinyl flooring.

### LOWER GROUND FLOOR 12'5" x 5'2" (3.8m x 1.58m)

Position for a utility. Door into cellar.

### CELLAR 15'8" x 11'7" (4.79m x 3.54m)

Doorway into games/family room.

### GAMES/FAMILY ROOM 23'7" x 16'0" narrowing to 12'9" (7.19m x 4.89m narrowing to 3.9m)

Currently being used as a games/family room/bar. Wooden obscured single-glazed window to the side. Tiled floor in one half of the room & wood in the other. Fitted bar. Space & plumbing for washing machine. uPVC double-glazed door to the rear. Double-glazed aluminium window. Wooden double-glazed window to the rear. Radiator. Door opens to the wc.

### WC 9'10" x 3'3" (3.01m x 1.01m)

Matching suite of close coupled wc & pedestal wash hand basin. Obscured single-glazed window to the rear.

### OUTSIDE

To the front there is off-road parking for a couple of vehicles. A path leads down the side of the property towards a wooden gate, giving access to the rear garden.

### GARDEN

To the rear an astroturf & decked veranda, which looks out over the garden. Staircase leads down one side to a further paved patio seating area. Steps lead to a section of slate chippings & towards the rear boundary. Two other levels, one with inset shrubs & plants with path leading through to where there is a small orchard & a number of fruit trees.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

### SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

## Area Map

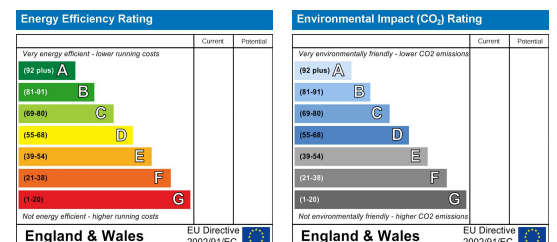


## Floor Plans



Made with Metropix ©2026

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.